

For office use:
Application No. _____

Land Use Application

Applicant(s) Mary Kleihege

Mailing Address: P.O. Box 307, Lyle, Washington, 98635

Phone: 509-767-7130

Email Mary@L77Ranch.com

Property Owner(s) Mary Kliehege

Mailing Address: P.O. Box 307, Lyle, Washington, 98635

Phone: 509-767-7130

Email Mary@L77Ranch.com

Street Address 386 Lyle Snowden Road, Lyle, Washington, 98635
of Parcel

Township, Range,
Section, Qtr. The east half of Section 9, Township 3 North, Range 12 East,
Willamette Meridian

Tax Lot Number(s) 03-12-0900-0001/00

Parcel Size: 214 Acres

Summary of Proposal : Mary Kleihege and her Little Seven Seven Ranch, LLC (L77 Ranch) propose to operate a Fruit and Produce Stand in the Cedar Barn (previously called the White Barn) located at 386 Lyle Snowden Road. This involves no additional buildings nor modifications to existing buildings. The Fruit and Produce Stand will sell USDA inspected packaged frozen beef from

cattle born and raised on L77 Ranch, which consists of approximately 1800 acres, of which approximately 1400 acres (including the parcel at 386 Lyle Snowden Road) are contiguous and within the Columbia River Gorge National Scenic Area. The entirety of Mary Kleihege's holdings and L77 Ranch conduct agricultural operations (cattle breeding, grazing and beef sales) and forestry (tree plantations, sustainable forest management, wildfire fuels reduction, sawmilling, timber and lumber). Incidental sales of wine produced within the Columbia River Gorge National Scenic Area from wineries not owned by Mary Kleihege, but produced under license with L77 Ranch brand and sold under a Specialty Wine Retailer License are planned and will not exceed 25% of total sales. L77 Ranch branded merchandise will also be sold or gifted in conjunction with beef sales and combined with wine sales will not exceed 25% of total sales of the Fruit and Produce Stand.

Existing Use of Parcel: General Management Area Commercial Forest 80 Acre Minimum.

Lyle-Snowden Rd forms the western boundary of the property, and the parcel's northern and western boundary lines are also the boundary of the National Scenic Area (NSA). The parcel is one mile long from north to south and has a south facing slope with an average grade of three percent. In general, the subject parcel is heavily vegetated with mature trees, a mixture of Oregon white oak, interspersed ponderosa pine, and scattered Douglas fir with some open grassy areas particularly towards the center of the property where the existing development is located. The parcel is in the Oak-Pine Woodland Landscape Setting.

Existing Buildings and Structures: Please provide the following information for each building and structure on the parcel.

Building or Structure (do not include fences or roads)	Size (square feet)	Height (measure from lowest point)	Length and Width	Year Built (if known)
Farmhouse	1908	14'	53 X 36	
Hermitage	1152	29'3"		
White House	280	12'4"	20 X 14	
Ranch Office and Housing	1248	27'	48 X 26	
Old Ranch (Machine) Shop	1794	20'	46 X 39	
Pig Barn	2772	11'8"	77 X 36	

Cedar Barn (White Barn) side	3010	23'6"	30 X 70 w/12X 70 shed
Straw Barn	1152	20'9"	48 X 24
Vehicle Shed (Carport)	323	19'	19 X 17
Grain Silos (2)	154 each	11'	14' Diameter
Lower Pump House	120	10	10 X 12
Upper Pump House	196	10	11 X 18
Green House	120	10	10 X 12

Detailed Project Description:

We have included Case File C20-0013 and state that there are no additional buildings or changes beyond what was approved in that case. We simply want to operate the described Fruit and Produce Stand in the Cedar Barn.

Adjacent Uses: Please briefly describe the use of parcels that adjoin your parcel, including use, number and types of buildings, approximately distance from the property lines, and access roads.

There are ten parcels that share a property line with 386 Lyle Snowden Road and are not separated by a county road. Five of these parcels are use code 88 and have no buildings; one of these five is owned by Mary Kleihege and used for cattle grazing and forestry by L77 Ranch. Of the remaining five parcels, three are also owned by Mary Kliehege, are outside of the Columbia River Gorge National Scenic area and tow of these have dwellings, shops and a barn. The remaining two (five acre parcels) have single family dwellings.

Parcel	Acres	Use Code	
03121600000100 Snowden Rd access	480	88	Owned by Kleihege. Lyle
03120400000400	364	88	Appleton Rd access
03121056000300	5.47	88	Access by easement
0312000000400	20	88	Access by easement
0312000000500	40	88	Access by easement

0312000001700	20	83	Owned by Kleihege, has dwelling, shop, pump house, barn, chicken coops. Aki Rd access
03121057000100	5	91	Owned by Kleihege. Aki Rd access
03121057000300.	5	11	Owned by Kleihege. Aki Rd access Dwelling and shop
03121057000300	5	90	Shop. Dwelling being built. Aki Rd access
03121057000400	5	11	Dwelling. Aki Rd access

Signatures and Authorization to Access the Property: The property owner and holders of easements and partial interests indicate that they are aware that this application is being made on the subject property and the property owner authorizes the Gorge Commission and the Commission’s designees reasonable access to the site to evaluate the application. Property owners and easement or partial interest holders may sign copies of this signature page.

Applicant(s) signature: Date

Property owner(s) signature: Date

Easement and Partial Interest(s) signature: Date

386 Lyle Snowden Rd
Site map of all buildings at 386 Lyle Snowden Road, Lyle, Washington.



Hermitage Dwelling

Upper Pump House

Greenhouse

$N45^{\circ}45'34.56''$

Old Pig Barn

Garden

Cedar Barn

Ranch Office Dwelling

Vehicle Shed

White House Dwelling

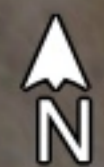
Farm House Dwelling

Old Ranch Shop

$W121^{\circ}18'7.2''$

Straw Barn

Lower Pump House



Key Viewing Areas

Please see relevant portion of Case File C20-0013. Rowena Plateau, over 3 miles away, was identified as the KVA applicable to this property.

Adjacent Property Owners

Property Owners

PARCEL_NUM: 03120400000400

LEGAL: E2 Less E2NE; Tax Lots 1,2A,5 in SW; Less RW; Tax Lot 5A in SESW Less Ptn by BLA 1083716 & 1141966; 4-3-12

NAME: TCT COLUMBIA HOLDINGS LLC

ADDRESS: 1301 FIFTH AVE STE 4000 SEATTLE WA 98101

PARCEL_NUM: 03120900000200

LEGAL: N2NW LESS TAX LOT 1; TAX LOT 1 LESS R/W; 9-3-12

NAME: TCT COLUMBIA HOLDINGS LLC

ADDRESS: 1301 FIFTH AVE STE 4000 SEATTLE WA 98101

PARCEL_NUM: 03121056000300

LEGAL: LOT 3 SP 99-51 IN NWNW 10-3-12

NAME: HAWKINS, CURTIS

ADDRESS: 1235 WINDSOR DR GLADSTONE OR 97027-2654

PARCEL_NUM: 03121000000400

LEGAL: S2NWNW 10-3-12

NAME: TCT COLUMBIA HOLDINGS LLC

ADDRESS: 1301 FIFTH AVE STE 4000 SEATTLE WA 98101

PARCEL_NUM: 03121000000500

LEGAL: Lot 1 SP G-34 in SWNW; 10-3-12

NAME: SWAIM, PHILIP

ADDRESS: 3300 VENSEL RD MOSIER OR 97040

PARCEL_NUM: 03120952010200

LEGAL: Lot 2 Blk 1 Bertha N Orch TR; 9-3-12 MHTE AF# 1002548

NAME: LAKIN DIVERSIFIED INVESTMENTS, LLC

ADDRESS: 8 THE GREEN DOVER DE 19901

PARCEL_NUM: 03120951000100
LEGAL: LOT 1 SP 80-20 IN E2; 9-3-12;
NAME: FLETCHER, JUSTIN
ADDRESS: 6505 SW CANYON CRT PORTLAND OR 9722

PARCEL_NUM: 03120951000200
LEGAL: Lot 2 of SP 80-20 in E2 Less R/W; 9-3-12
NAME: KWATASHIN, P
ADDRESS: PO BOX 681 LYLE WA 98635

PARCEL_NUM: 03120951000300
LEGAL: Lot 3 of SP 80-20 in E2 Less R/W 9-3-12 :MHE: AF#1127035
NAME: CHRISTENSEN, DENNIS
ADDRESS: PO BOX 143 WISHRAM WA 98673-0143

PARCEL_NUM: 03120951000400
LEGAL: LOT 4 OF SP 80-20 IN E2; 9-3-12
NAME: ROTSCHY, BASIL
ADDRESS: PO BOX 190 YACOLT WA 98675

PARCEL_NUM: 03120900000400
LEGAL: NESW; S2NWSE; 9-3-12
NAME: DEPT OF NATURAL RESOURCES
ADDRESS: PO BOX 47014 OLYMPIA WA 98504-7000

PARCEL_NUM: 03120900000500
LEGAL: TL 2 IN S2SE LESS R/W 9-3-12
NAME: SAUER TRUSTEE, GERALD
ADDRESS: 26300 NE 16TH ST CAMAS WA 98607

PARCEL_NUM: 03120900000600
LEGAL: TL 1 IN S2SE; 9-3-12
NAME: SAUER, DAVID
ADDRESS: 25515 NE BRUNNER RD CAMAS WA 98607-7021

PARCEL_NUM: 03121600000100
LEGAL: ALL LESS SW; 16-3-12
NAME: KLEIHEGE, MARY
ADDRESS: PO BOX 307 LYLE WA 98635

PARCEL_NUM: 03121057000400
LEGAL: Lot 4 SP 2002-24 in SWSW; 10-3-12
NAME: ANDERSON, BRYAN
ADDRESS: 225 WOODBINE STREET BROOKLYN NY 11221

PARCEL_NUM: 03121057000300
LEGAL: LOT 3 SP 2002-24 IN SWSW 10-3-12
NAME: HEISLER TRUSTEE, THOMAS
ADDRESS: PO BOX 334 LYLE WA 98635

PARCEL_NUM: 03121057000200
LEGAL: Lot 2 SP 2002-24 in SWSW; 10-3-12
NAME: KLEIHEGE, MARY
ADDRESS: PO BOX 307 LYLE WA 98635

PARCEL_NUM: 03121057000100
LEGAL: LOT 1 SP 2002-24 IN SWSW 10-3-12
NAME: KLEIHEGE, MARY
ADDRESS: PO BOX 307 LYLE WA 98635

PARCEL_NUM: 03121000001700
LEGAL: W2NWSW; 10-3-12 MHTE AF# 1075307
NAME: KLEIHEGE, MARY
ADDRESS: PO BOX 307 LYLE WA 98635

PARCEL_NUM: 03121500000300
LEGAL: TL2 IN SWNE; NW; SW; 15-3-12
NAME: KLEIHEGE, MARY
ADDRESS: PO BOX 307 LYLE WA 98635

PARCEL_NUM: 03120356000400
LEGAL: LOT 4 SP 99-51 IN SWSW 3-3-12
NAME: RUTZ, GARY
ADDRESS: 853 HOWARD DR VERMILION OH 44089